

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Ritchie Dr KANGAROO FLAT 3555	\$440,000	19/12/2018
2	6 Edmund Ct KANGAROO FLAT 3555	\$410,000	28/03/2019
3	16 St George Park Dr KANGAROO FLAT 3555	\$402,000	29/04/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



 4  2  3

**Property Type:** House  
**Land Size:** 764 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$455,000  
**Median House Price**  
June quarter 2019: \$338,000

## Comparable Properties



**14 Ritchie Dr KANGAROO FLAT 3555 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 19/12/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 690 sqm approx



**6 Edmund Ct KANGAROO FLAT 3555 (REI/VG)** **Agent Comments**

 3  3  1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 28/03/2019  
**Property Type:** House  
**Land Size:** 889 sqm approx



**16 St George Park Dr KANGAROO FLAT 3555 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$402,000  
**Method:** Private Sale  
**Date:** 29/04/2019  
**Property Type:** House  
**Land Size:** 601 sqm approx